

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

July 22, 2015– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Chris Jacobs, DPW Director
Jennifer Hale, Deputy Director DPW
Bill Straub, CMA Engineers
Rayann Dionne, Conservation Coordinator
Serge Laprise, Unutil
Mike Bernier, Aquarion
Tobey Spainhower, DPW
Fred Welch, Town Manager
Kevin Schultz, Building Inspector
Laurie Olivier, Office Manager

Absent: Police Chief Richard Sawyer
Jameson Ayotte, Fire Chief

Meeting Began at 2:00 p.m.

263 Drakeside Road & Towle Farm Road

Maps: 157 and 140; Lots 1 & 1

Applicant: Chinburg Builders, Inc.

Site Plan: Condominium Development: To construct single-family, ten residential condominiums with services provided by private and Municipal sewer, Aquarion Water Company and Unitil.

Drakeside Road

Map 140, Lot 3

Applicant: Chinburg Properties

Subdivision: 3-lot subdivision (single-family homes)

The PRC Committee decided to hear both applications at the same time. Matt Gove appeared with Joe Coronati, Jones & Beach. Joe C works on the 10-unit condo plan. Corey Colwell, MSC Engineers, is working on the 3-lot Drakeside subdivision plan.

Matt said they've worked hard to find a workable plan. Matt thought that after the last PRC meeting, there was a solution. Today, they want to know what needs to be done to get support of the Committee. He brought drainage plans.

In June they learned there were too many driveways; now they have five driveways. Driveways and sewer need to be addressed now. Jason B. (Planner) said those are the two critical issues. Jason discussed frontage road with two curb cuts. They should be as close to one per the Regs. He feels there was no consensus on 5 driveways. When the 3 lots across the street are put in in addition to the 10 residential condominiums, it's going to be tougher. Many people have come in on the project; five is too many. Line of site issues were discussed.

Bill Straub (CMA) discussed single accesses. A condominium is a single lot. This was originally a subdivision per Joe. Bill S discussed the interior roadway. Joe said it's a cost issue. It was purchased as a single-family subdivision. Bill S asked if this a condo or a subdivision; it is a condo per Joe C.

Kevin S (Building) said his concern is because it is a condo, it's one large parcel with all dotted lines showing common and limited common areas. Delineation and spelling it out for each unit and controlling accessory buildings, pools, etc. is going to be tricky. He asked who will monitor it. Joe C said it will be through the Bldg permit process. Notes on A1 were discussed.

Joe C said the plans will have to be pulled every time. Kevin S said they are going to get a plan of whose is whose common area; he asked how he will find the area.

Matt said Corey C (MSC) worked on the Hampton Meadows Project. Corey said that project works well. It was submitted as a site plan. Each unit was given a limited common area. The Limited common area was delineated on a separate plan. A condo site plan for each unit was recorded. They did this after they were built because as-built was done first. Corey C said it can be done. Kevin asked if each unit owner got a plan and Corey stated 'yes'. It showed lines; they get recorded at Registry on each individual unit.

Condo docs have to be drawn also. One set per Corey was approved; just prior to closing they did as-built and did separate condominium site plan.

Rayann D (Conservation) asked if that plan per Corey addresses Kevin's concerns. Kevin said it defines it better if each individual owner has a plan like that. He can take a walk and see where all the pins are. Kevin said everyone has their own taste also. Kevin said even with covenants, he can't enforce covenants.

Joe C checked out driveways. Five driveways are on the inside of the curve so they can do site line easements. Joe said in the wintertime he understands it's different. He thinks those problems exist now. They may get driveways down to 4.

Matt said two across the street can be combined as well. The applicant had six driveways at the first proposal, and a common drive was the first problem. Then they submitted 10 curb cuts. Now they are back to common drives. They are common curb-cuts. They could do 4 on one side and two on the other.

Corey said they'd get rid of the proposed lot #3 driveway; shift it southerly. It would be a common drive for #3 and #2. They would not be part of the condominium. They would be privately-owned lots.

Jason said the Site Plan Regs state "preferably one"--he thinks two is reasonable for this type of development. Helps with fire access.

The other side of the street; the site issues seem flatter. Three standard lots could be fine.

Kevin said leaving it at 3 on the three lots is good. Chris J said Drakeside's issue is its unique location. Northeast wind blowing – there are a huge number of snow drifts. Site distance may not be an issue. He said it's going to get problematic during the winter. It's higher than the turnpike. Snow

banks are getting larger than normal (wind driven). People backing out could be a problem.

Chris J is looking at overall intensity.

Kevin asked about plowing; the curb cut around unit #1, then turns and runs parallel, then exits curb cut out by #9 and #10. Kevin discussed taking driveways and tie them into parallel road. What kind of distance would Chris J want to see between Drakeside.

Chris J discussed working with the land. It's more expensive. Chris J said they are not starter homes. A new starter home in Hampton is around \$300,000.

Joe C said the fire chief wanted it 24'. Joe asked if he could do it at 18' and one way. Chris J would be supportive of that. Chris discussed Fire Code issues.

Bill S discussed the highway and facing houses away from the highway. Chris J said they could do a berm and vegetate the area. Matt said that is a solution.

Gravity sewer was discussed.

Matt likes the solution. Chris J would help him find another lot. Bill S said it's the location. Nothing is on the curb.

Matt asked if they are a condo project or single family lot.

For the three house project, the Town will pick up the trash.

Kevin asked about this being similar to Hampton Meadows. Corey said Hampton Meadows didn't have depth of the road. Chris J discussed turning templates.

Bill S asked about detached condo units – number. It's based on lot size and density. Bill said maybe they could have 10 or 11 units with this layout. Bill could get more than 10. Kevin discussed wetlands also.

It's 15,000 s.f. And they have over 6 acres. Kevin said going with an interior road, they may be able to pick up another unit.

Joe wants Fire to give them width of the road required.

Kevin discussed Witch Island Way. Witch Island is 22'.

Kevin said they should re-visit with the Chief on this. Chris J will join in also and Jason B.

Matt asked about the wetland buffer.

Bill S asked about pressure sewer system. 10" maximum depth. Where would sewer systems go for 3-lot subdivision. Corey said it would be a single connection with a force main.

Bill S discussed having private utilities in the public right of way. Jennifer Hale (DPW) discussed doing an easement – each home having ownership.

Chris J discussed sewer with Corey. Tobey said they could do gravity from each house.

Force mains connecting to existing system was discussed. Chris J asked for 3-lot to be a part of the condo association with respect to the sewer.

Tobey asked if they would have to grant an easement to them in the future, with gravity or sewer owned by the Town. They won't disturb the Town road to maintain the pipe.

Homeowners will realize they are not a condo, but are a part of the condo pump association.

Three houses will need to be tied into condo association for maintenance of sewer; Association and each homeowner. Condo Assoc for condos and because sewer goes to pump station....**it is a pump association....the three houses would pay toward that.**

Kevin S asked about Lot #2, C-2. They need 125' of frontage. That lot tapers back. Frontage has to be 125' also. That is required at front setback line. He's playing with 6" and angling **He wants them to double check the math.** Kevin wants minimum lot width. Kevin said it may need to be tweaked.

Chris J discussed overhead electric line thru #2 and #1. Setback lines show the whole lot is buildable. Corey said overhead lines are for a billboard sign that is coming down. Corey will verify that. He thinks the pole and lines can be removed.

Jason asked for force main indemnification agreement. Chris J said we are not responsible for cross section.

Jason discussed many people coming in with concerns about driveways. Some people are coming in asking for screening/landscaping. Joe C said it depends where the road ends up.

Matt summarized that the 3-lot is good. He asked if the Commission is happy with 3 driveways. Crossing for sewer; adjust frontage for one lot; rain gardens. It was noted that as long as sewer can connect into something.

Chris J wants to extend gravity as part of build out. Bill S was worried about freezing in the line.

Jennifer said the road and frontage – driveways may be longer – it won't be so close to the people.

Jason said – to the rear where they abut 95 – to put in screening to provide a buffer.

Matt discussed condo plan; 2 driveways is all they want to see. It's not a driveway, it's a single access with two curb cuts. Going to 3 or 4 doesn't change safety. Going to one on other side does not help per Bill S and Chris J. Condo plan, two driveways and driveway width and drainage are the issues. If they come back with 11 units, it's okay.

Rules for fee simple option....Chris J said Fire does not like too many driveways and common driveway on the north end. There are also drainage concerns. All lots conforming per Matt, except force main. One way in one way out. Matt's asking about no common driveway. You wouldn't get nearly as many lots.

With 125' of frontage, every lot would get a driveway. Site distance around the curb would come in to play. There would be frontage for 7. Joe C said they could deal with it with easements. Jennifer said it becomes a homeowner problem also. Matt said days of snow issues versus no issues – it's probably 10 percent. Jennifer said it becomes safety issue.

Matt said there's no answer on the fee simple.

Jason said Subdivision Regs deal about scattered and premature development and health issues.

Chris J said 27 gets backed up with traffic. Town residents make this area a major detour.

Bill S said grading is a problem also. It's a curve beyond the road as well.

Jason asked about getting recreational trail in the back; he'd like to see it get worked in.

Joe C asked about the connection to the Hampton Woods' gravity/sewer. He asked if they could get access into its sewer. Chris J said he would be in favor of that more than pressure. Rayann is worried about wetlands. Chris J discussed agreements in place. The Town doesn't maintain or inspect that sewer. That is not the Town's responsibility.

Rayann said that would involve Wetlands.

Matt reiterated a force main is okay. Chris J said agreement with Town – in event of build-out, Town has the ability to plow through that and alter it.

Fred W said language of easements needs to be addressed.

Serge Laprise (Unitil) said as far as electrical, there are no issues for either project. West side is 3 lot; there's a pole in back of them.

Mike Bernier (Aquarion) said the road changes everything. The main would go all the way up to Towle Farm. If the new design changes, it changes

the whole system. Mike doesn't know how he will feed all the houses. He thinks it's smarter to come along the road. Chris J asked then about the 3 lots across the street. When Fire asks for hydrant—the main may need to be run up there. Chris J said plans are to pave Towle Farm.

Corey discussed one main coming up. Joe C said a water main may need to run through the public road.

Jason said we need to meet again on Drakeside – condos. Joe asked when the resubmittal date is- it's August 5th. He may be able to do a conceptual. **They may need to go to ZBA.**

The three-lot subdivision – they are interdependent. Chris J said there needs to be another PRC on the first Drakeside. The applicant will see to continue the August 5th application. There will not be a 2nd PRC on the 3-lot. **That will be on for September.**

Meeting Ended: 3:40 p.m.

Laurie Olivier, Office Manager/Planning